

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA 15-081 Date Received: 7/9/15
Application Accepted by: D. Reiss Fee: \$320⁰⁰
Commission/Civic: Clintonville
Existing Zoning: R-3
Comments: 9/22/15

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Front set back of approx. 11'
Code sections 3332.19 23332, 21.B

LOCATION

Certified Address: 425 E. Dominion Blvd City: Columbus Zip: 43214
Parcel Number (only one required): 010-100775-004185

APPLICANT (If different from Owner):

Applicant Name: Hal Lieberman Phone Number: 740-404-1210 Ext.:
Address: 345 Forest St. City/State: Columbus OH Zip: 43206
Email Address: hal@fairfaxhomesinc.com Fax Number:

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Jason and Bethany Gilliland Phone Number: (614) 746-4619 Ext.:
Address: 6983 Sherbrook Dr. City/State: Westerville OH Zip: 43082
Email Address: bethanygilliland.1@gmail.com Fax Number:

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Hal Lieberman Phone Number: 740-404-1210 Ext.:
Address: 345 Forest St City/State: Columbus OH Zip: 43206
Email Address: hal@fairfaxhomesinc.com Fax Number:

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: [Signature]
PROPERTY OWNER SIGNATURE: [Signature] Bethany Gilliland
ATTORNEY / AGENT SIGNATURE: _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

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BZA15-081
425 E. Dominion Blvd.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4)

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5)

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

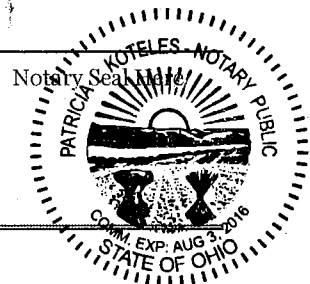
☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 9 day of July, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires Aug 3, 2016



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APPLICANT

Hal Lieberman
345 Forest Street
Columbus, OH 43206

PROPERTY OWNER

Bethany Gilliland
6983 Sherbrook Dr.
Westerville, OH 43082

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Clintonville Area Commission
C/O 3909 N. High St.
Columbus, OH 43214

**SURROUNDING PROPERTY
OWNERS**

Sara S. Neikirk
443 E. Dominion Blvd.
Columbus, OH 43214

Board of Education
Real Estate Coordinator
270 E. State St.
Columbus, OH 43215

Dawn L. Nyomo
411 E. Dominion Blvd.
Columbus, OH 43214

Lori and Wesley Frost
444 E. Schreyer Place
Columbus, OH 43214

**SURROUNDING PROPERTY
OWNERS**

Douglas Shaffer
434 E. Schreyer Place
Columbus, OH 43214

Barbara and James Plaisted
420 E. Schreyer Place
Columbus, OH 43214

Paul and Linda Bingle
408 East Schreyer Place.
Columbus, OH 43214

Charles and Constance Groves
400 East Schreyer Place
Columbus, OH 43214

Kathleen Shaffer
434 East Schreyer Place
Columbus, OH 43214



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-081
425 E. Dominion Blvd.

One Stop Shop Zoning Report Date: Thu Jul 9 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 425 E DOMINION BLVD COLUMBUS, OH

Mailing Address: 2371 CROSS CREEK CT

LEWIS CENTER OH 43035

Owner: GILLILAND BETHANY D GILLILAND JA

Parcel Number: 010004185

ZONING INFORMATION

Zoning: ORIG, Residential, R3

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

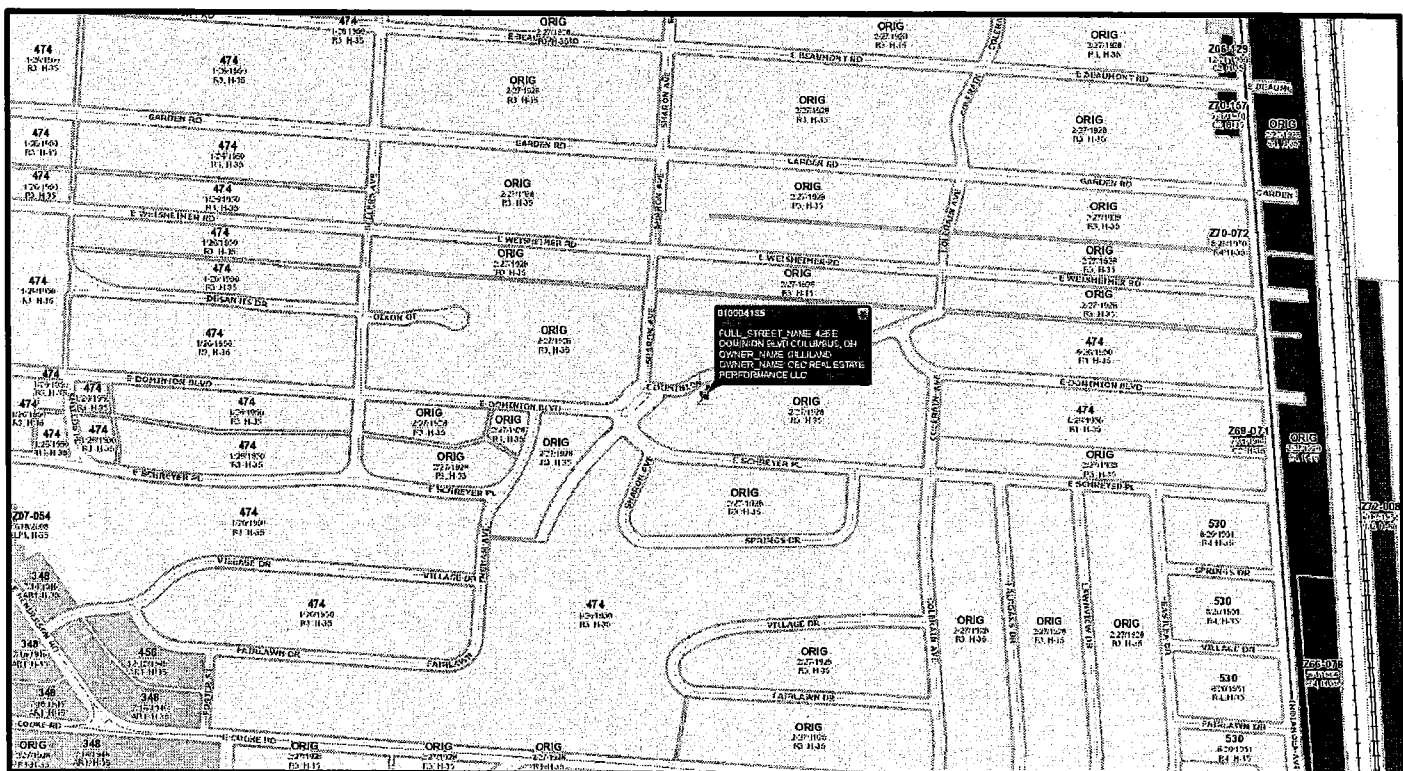
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





Hardship Statement for 425 East Dominion:

The parcel for 425 East Dominion has a set of unique circumstances that create a hardship and are inhibiting development of this lot. Dominion Boulevard has a section of the roadway that was never completed, and the uncompleted roadway crosses the entire frontage of this property. Not having a public way to front the lot has caused several zoning code issues with our proposal to develop the lot as single family residence. The right-of-way also contains a utility easement which makes this part of the lot un-buildable.

Currently the proposed new residence would be required to front a public street. Because there is no frontage on the property to the public street we would have to turn the building to face west which is not the same as the rest of the homes along East Dominion. The homes along Dominion all face north. Also with a 25 ft. front set back if the home faced west and to meet rear yard requirements the home would be less than 25 ft deep and have a back yard of about 15 ft. in depth. Dominion as a paved road ends before the lot begins and continues this way for about another 90 ft. before the road is paved again.

With the home facing north the home would fit in with the flow of homes along Dominion have an adequate back yard for a family to enjoy and have appropriate side yards for the neighborhood and zoning.

The proposed home location will benefit the neighborhood and will set a proper precedent for a house location on the empty lot to the east which also does not have a paved road. The proposed variance request does not impact the adjacent property owners is compatible with the development pattern in the neighborhood.

BZA15-081
425 E. Dominion Blvd.

Initials _____

Initials _____

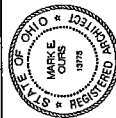
NEW RESIDENCE

425 EAST DOMINION BOULEVARD
COLUMBUS OHIO 43214

PARCEL ID: 010004185

PROPERTY OWNER:

JASON AND BETHANY GILLIAND
2271 CREEK CREEK COURT
LEANS CENTER OHIO 43025



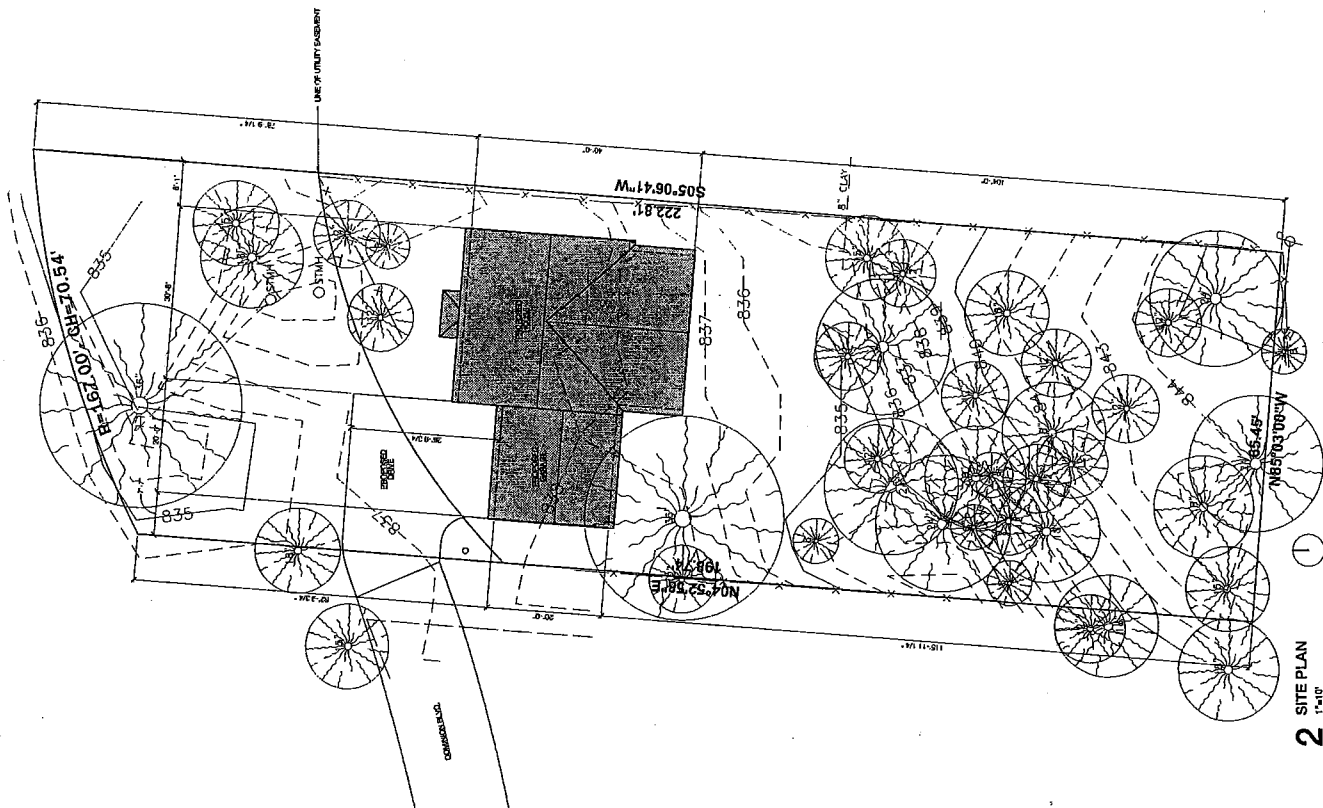
MARK E. CUPS, LICENSE 12773
EXPIRATION DATE 12/31/17

moderarchitects
114 THURMAN AVENUE & COLLIER BLVD. OHIO 43206
WWW.MODERARCHITECTS.COM
COLUMBUS, OHIO

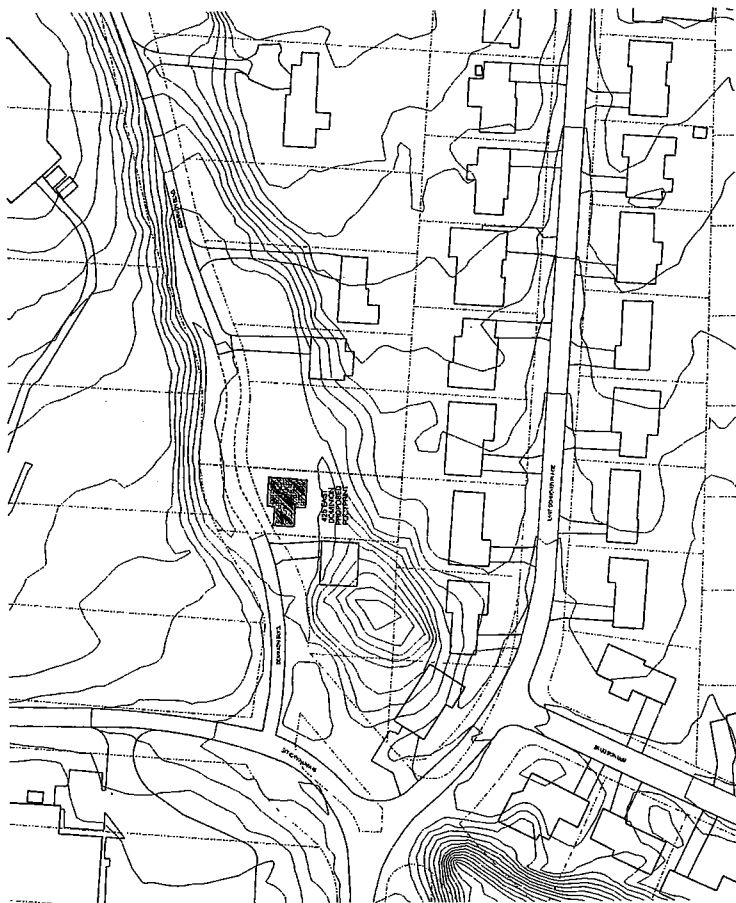
SITE PLAN

PROJECT # 2015-50
DATE 2008
SCALE 1"=10'-0"

A1



2 SITE PLAN 1"=10'

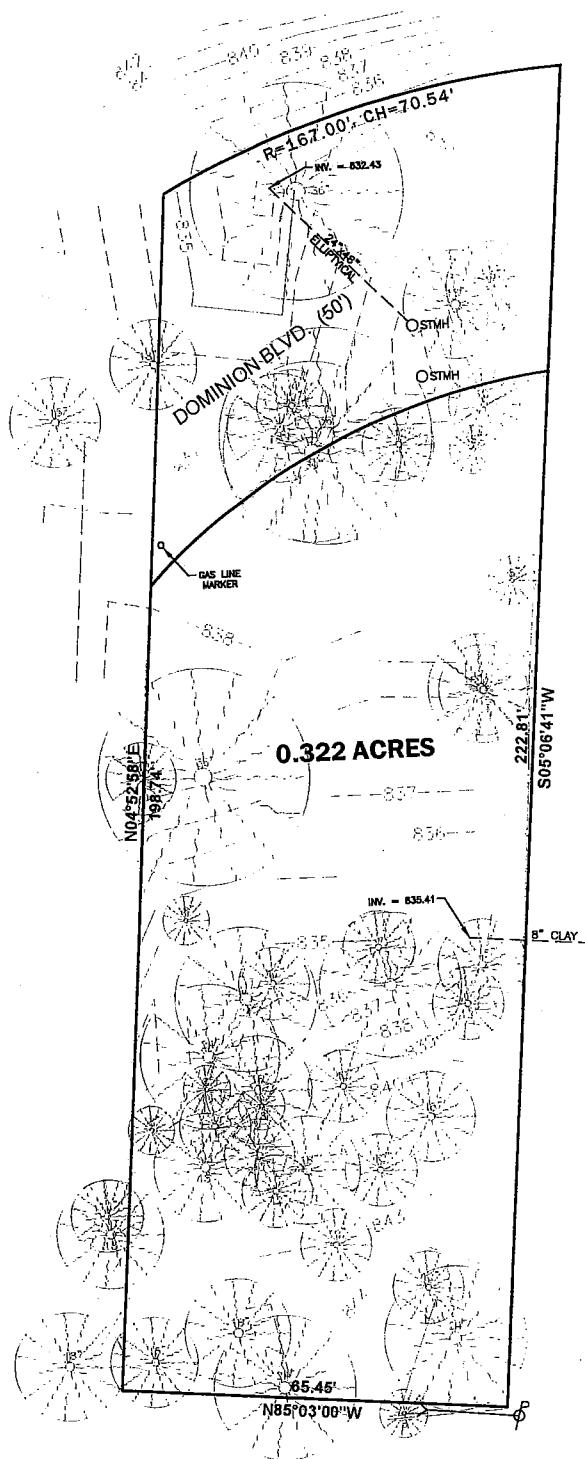
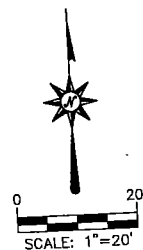


1 LOCATION PLAN 1"=10'

BZA15-081
425 E. Dominion Blvd.

TOPOGRAPHICAL SURVEY

SITUATED IN THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO, BEING A PORTION OF
RIGHT-OF-WAY OF DOMINION BLVD. AND JASON R. GILLILAND IN INST. #201201130000130 AT
THE FRANKLIN COUNTY RECORDER'S OFFICE.



LEGEND

- IRON PIN FND. AS (NOTED)
- IRON PIN SET W/ CAP
- RAIL ROAD SPIKE FND.
- RAIL ROAD SPIKE SET
- MONUMENT FND.
- (M) MEASURED DIST.
- (R) RECORDED DIST.
- LIGHT POLE
- UTILITY POLE
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- TMH TELEPHONE MANHOLE
- CATCH BASIN / CURB INLET
- SIGN
- OHE OVERHEAD ELECTRIC
- STM STORM SEWER
- SAN SANITARY SEWER
- WV WATER VALVE
- CB CATCH BASIN
- CI CURB INLET
- A.C. AIR CONDITIONER
- E.M. ELECTRIC METER
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- VALVES
- C/O CLEAN OUT
- PEDESTAL

SHEET 1 OF 1

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED
FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY
OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE
BEST OF MY KNOWLEDGE

REGISTERED SURVEYOR NO. 7712
DANIEL G. LOSONCZY

OCTOBER 10, 2012

BZA15-081
425 E. Dominion Blvd.

ACKISON
SURVEYING
Office: 614-866-4600 Fax: 614-866-4602
Cell: 614-207-8214
www.ackisonsurveying.com



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010004185

House Number: 425

Lot Number: 32

Work Done: NEW

Project Name: NEW SINGLE FAMILY HOME

Street Name: E DOMINION BLVD

Subdivision: DOMINION HEIGHTS

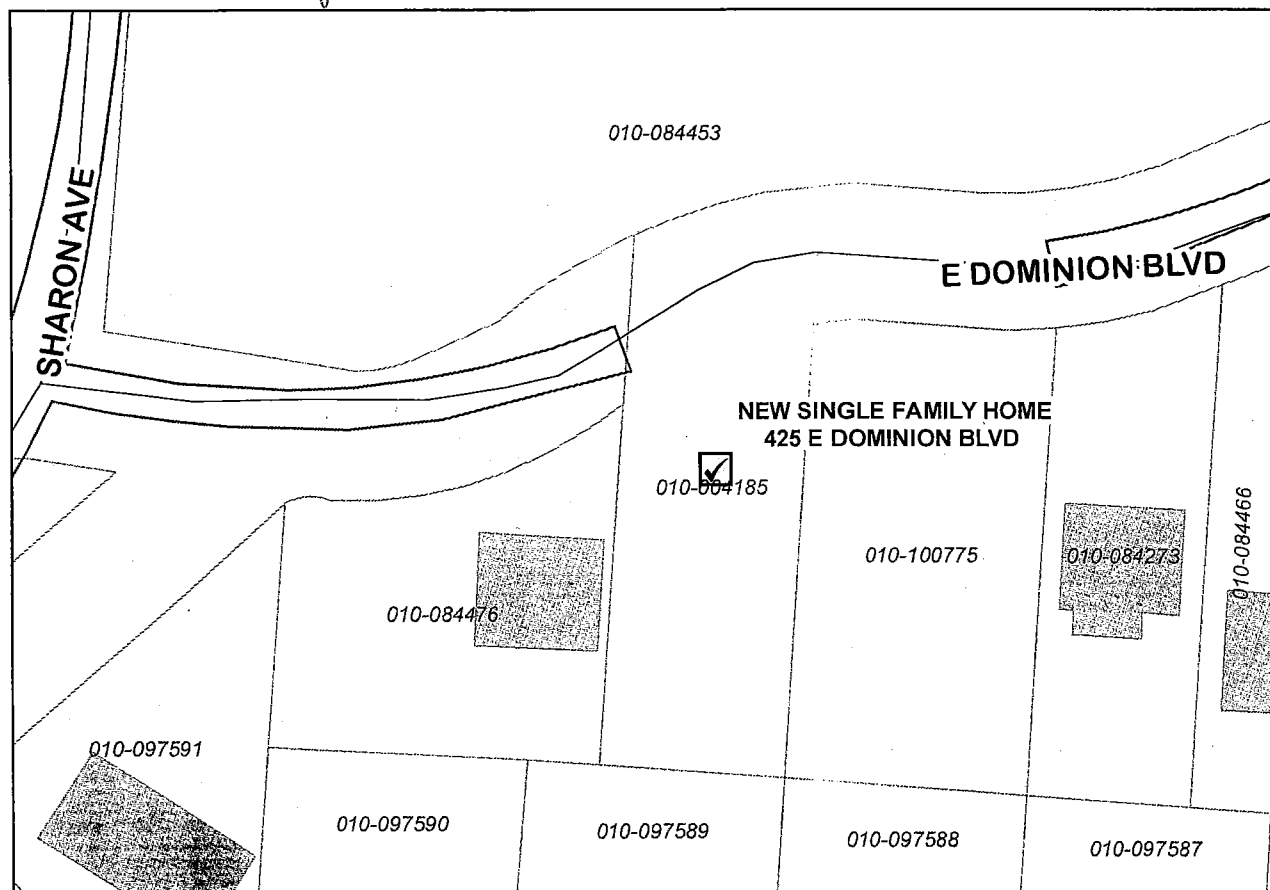
Complex: DOMINION HEIGHTS

Owner: GILLILAND BETHANY D GILLILAND JASON R

Requested By: GILLILAND BETHANY D

Printed By: Alfred Cannon

Date: 12/14/2012



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 70 feet

GIS FILE NUMBER: 267592

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not insert SIGNATURE in the space provided

APPLICATION #

BZA15-081

425 E. Dominion Blvd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS)

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

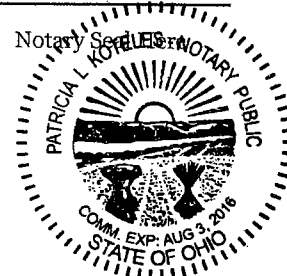
Jason & Bethany Gilliland
6983 Sheehook Dr
Westerville OH 43082

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 9 day of July, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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